

**Use Permit Application Narrative for:
Rio Verde Estates -- Scottsdale, Arizona
EA #1853.01**

Location

The site for the proposed Rio Verde Estates is currently undeveloped vacant desert located at the southwest corner of 132nd Street and Rio Verde Drive. The property is surrounded by vacant desert as well as existing ranches and homes. The 50-acre property is zoned R1-70 ESL (Environmentally Sensitive Lands).

Introduction

The main objective of this new community is to provide a neighborhood that provides the opportunity to enjoy the abundant open space amenities provided by this project.

Environmental Conditions

E. S.L.O. Landform

The Rio Verde Estates is located within the Upper Desert Landform of the Environmentally Sensitive Lands (ESL) area of Scottsdale. All Natural Area Open Space (NAOS) requirements will be based on this landform. No boulder features, bedrock, steep slopes, or unstable slopes are present on the site.

Topography & Slope

The onsite topography varies from generally flat floodplain and wash area, to steeper ridge and hill formations. The land generally falls from west to east at an average slope in the wash area of 2-3%. One large floodplain flows from west to east across the site. Two small washes flowing from west to east on the northerly portion of the site have been designated as 404 Jurisdictional areas.

Vegetation/Site Features

The site vegetation includes the native plants found in the Sonoran Desert of North Scottsdale. Several significant features are found onsite including the 404 washes and a small earthen dike. The main features are the two 404 washes as described above. The earthen dike is 2-3 feet high and diverts flow east northeast for approximately 300 feet.

Hydrology Analysis

Erie & Associates, Inc. has prepared a preliminary hydrology analysis of the site, and has been submitted under separate cover.

Archaeology Survey

An archaeology survey and report of significant findings has been included with this submittal.

Request

Plan Summary

- Existing Zoning	R1-70 ESL
- Site Area (Gross)	± 50.0 Acres
- Maximum Dwelling Unit Allowed (0.55 units/acre)	27
- Dwelling Units Requested	23
- N.A.O.S. Required:	33% (16.49 ac.)
- NAOS Provided	42% (20.92 ac.)
- Maximum Height (per ESL Ordinance)	24'

Development Concept

DBR Development proposes to build a subdivision with high-end custom homes. Lots will range from 60,000 square feet to over 100,000 square feet in area. The construction of custom homes allows for the preservation of a portion of the natural washes onsite. Access will be provided via 132nd Street.

Lighting

No lighting is proposed onsite, which promotes a dark sky as desired for this area of Scottsdale.

Landscape Development

Landscaping for the project will consist of natural Sonoran and other desert plants.

Trails Component

With strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated with this project. Public trails will run along the Rio Verde scenic corridor and down thru the major wash corridor on the north. The trails will link with the citys regional trails system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the citys trail coordinator prior to construction.

Development Standards

Proposed amended development standards are attached.

Public Participation Program

DBR Development, the master developer, will communicate with adjacent neighbors throughout the entire review of this project. All comments received will be provided to the City staff as Rio Verde Estates progresses.

LINE TABLE

LINE	LENGTH	BEARING
L1	63.16'	N88°03'09"W
L2	43.16'	N53°24'54"E
L3	14.99'	N72°40'52"E
L4	79.49'	N52°11'42"W
L5	107.72'	N52°11'42"W
L6	79.49'	N52°11'42"W
L7	13.26'	N86°10'59"E
L8	13.26'	S10°34'24"E
L9	60.14'	S81°30'33"W
L10	101.57'	S81°30'33"W
L11	24.91'	S81°30'33"W
L12	50.62'	N56°35'56"W
L13	50.62'	N56°35'56"W
L14	50.62'	N56°35'56"W
L15	84.84'	N56°35'42"W
L16	92.85'	N48°03'14"W
L17	119.50'	N48°03'14"W
L18	65.07'	S80°39'56"W
L19	87.73'	S82°15'56"E
L20	148.31'	N48°03'14"W
L21	68.23'	N89°57'24"W
L22	68.63'	N89°57'24"W
L23	25.63'	N89°57'24"W
L24	46.19'	S89°02'36"W
L25	46.19'	N59°57'24"W
L26	60.59'	S89°02'36"W
L27	60.59'	S89°02'36"W
L28	90.50'	S65°29'02"E
L29	143.47'	S84°30'46"W
L30	126.63'	S84°30'46"W
L31	23.16'	N17°03'11"W
L32	60.00'	S77°54'12"E

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA

GROSS AREA = 50.81 ACRES
NET AREA = 43.98 ACRES

CURVE TABLE

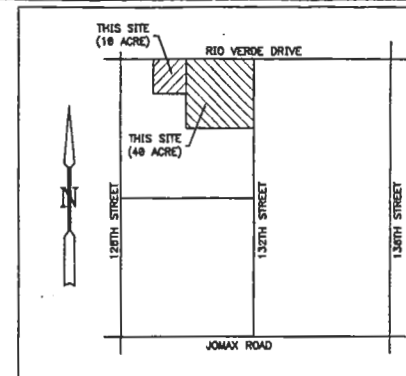
CURVE	LENGTH	RADIUS	DELTA
C1	52.14'	46.00'	84°50'50"
C2	72.66'	46.00'	90°30'17"
C3	50.64'	46.00'	83°04'45"
C4	15.47'	46.00'	19°15'59"
C5	15.47'	46.00'	19°15'59"
C6	11.22'	245.00'	82°37'29"
C7	109.02'	245.00'	25°37'42"
C8	136.99'	225.00'	34°52'34"
C9	254.65'	285.00'	71°10'00"
C10	142.53'	225.00'	36°17'45"
C11	126.31'	245.00'	29°32'22"
C12	52.32'	80.00'	37°28'10"
C13	25.76'	46.00'	32°00'42"
C14	50.65'	46.00'	75°40'42"
C15	17.72'	46.00'	22°04'33"
C16	28.83'	46.00'	33°25'24"
C17	45.25'	180.00'	14°24'14"
C18	50.28'	200.00'	14°24'14"
C19	55.31'	220.00'	14°24'14"
C20	67.37'	220.00'	17°32'42"
C21	61.24'	200.00'	17°32'42"
C22	55.12'	180.00'	17°32'42"
C23	57.11'	80.00'	40°54'10"
C24	71.39'	100.00'	40°54'10"
C25	237.11'	620.00'	34°45'19"
C26	484.72'	600.00'	38°38'51"
C27	179.21'	500.00'	17°42'11"

CURVE TABLE CONTINUED

CURVE	LENGTH	RADIUS	DELTA
C28	138.97'	620.00'	12°50'35"
C29	171.28'	580.00'	16°55'13"
C30	98.85'	200.00'	20°13'42"
C31	228.86'	300.00'	43°42'38"
C32	190.35'	320.00'	34°04'53"
C33	114.75'	280.00'	23°20'48"
C34	32.83'	320.00'	05°52'41"
C35	95.34'	220.00'	24°40'44"
C36	127.51'	200.00'	30°31'47"
C37	114.76'	180.00'	36°31'47"
C38	44.93'	220.00'	11°42'03"
C39	45.52'	820.00'	03°16'50"
C40	218.03'	780.00'	4°00'56"
C41	232.16'	800.00'	16°37'38"
C42	183.69'	820.00'	12°50'06"
C43	4.39'	46.00'	05°28'15"
C44	9.87'	46.00'	12°17'48"
C45	15.50'	46.00'	19°18'04"
C46	37.84'	46.00'	47°07'33"
C47	32.34'	46.00'	40°16'57"
C48	24.92'	46.00'	31°02'07"
C49	68.95'	46.00'	75°54'48"
C50	18.23'	46.00'	22°42'43"
C51	85.67'	120.00'	40°54'10"
C52	28.94'	320.00'	03°44'56"
C53	30.89'	46.00'	38°13'39"
C54	58.16'	80.00'	41°40'03"

RIO VERDE ESTATES PRELIMINARY PLAT

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

LOT NUMBER	LOT AREA (SF)	BUILDING ENVELOPE AREA (SF)
1	78,050	21,417
2	78,473	21,649
3	78,053	20,963
4	87,417	27,476
5	68,637	20,252
6	68,282	22,446
7	76,766	38,244
8	87,650	28,889
9	68,228	28,554
10	68,396	18,718
11	68,135	27,625
12	78,040	35,084
13	68,012	22,616
14	68,040	24,318
15	78,085	21,630
16	109,584	12,832
17	89,985	17,872
18	71,374	17,368
19	82,333	22,689
20	85,860	21,990
21	90,062	22,615
22	109,788	18,750
23	167,835	19,266
24	121,900	23,237

APPLICANT/SUBDIVIDER

DEANIS ROBBINS
DBR DEVELOPMENT
P.O. BOX 849
SONOMA, CALIFORNIA 94063
(TEL) 708-728-4323
(FAX) 708-728-8698

SURVEYOR/ENGINEER

ERIE & ASSOCIATES, INC.
3120 NORTH 24TH STREET
PHOENIX, ARIZONA 85016
ATTN: LEN ERIE, P.E., L.S.
PH. 602-954-6399 FAX. 602-954-6601

PROPERTY OWNER

DEANIS ROBBINS
DBR DEVELOPMENT
P.O. BOX 849
SONOMA, CALIFORNIA 94063
(TEL) 708-728-4323
(FAX) 708-728-8698

100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN
"ASSURED 100 YEAR WATER
SUPPLY" PER THE ARIZONA
DEPARTMENT OF WATER RESOURCES.

FEMA FIRM MAPS

FLOODZONE - ZONE "D"
PER MAPS - 0481301200 E
DATED - JULY 19, 2001

BENCHMARK

BENCH MARK IS A 3/4" IRON PIN
APPROXIMATELY 30 FT N AND 25 FEET
EAST OF THE NORTHEAST CORNER OF
SEC 36. ELEVATION=2482.34 GDS 6362

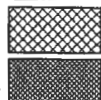
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND
SUBDIVISION OF THE PREMISES DESCRIBED AND
PLATTED HEREON WERE MADE UNDER MY
DIRECTION DURING THE MONTH JANUARY, 2004
THAT THIS SURVEY IS COMPLETE AS SHOWN,
THAT THE MONUMENTS AND LOT CORNERS
SHOWN ACTUALLY EXIST OR WILL BE
PERMANENTLY SET BY COMPLETION OF
CONSTRUCTION AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

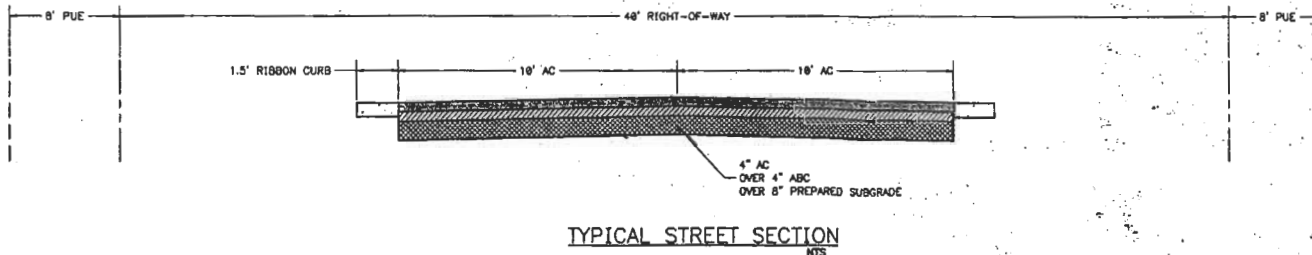
LEONARD J. ERIE II, R.L.S. NO. 18526

RIO VERDE ESTATES
PRELIMINARY PLAT

NAOS SUMMARY



NAOS AREA REQUIRED = 18.40 ACRES
UNDISTURBED NAOS PROVIDED = 18.82 ACRES
REVEGETATED NAOS PROVIDED = 0.98 ACRES
TOTAL NAOS PROVIDED = 19.80 ACRES
REVEGETATED NAOS = 5% OF TOTAL PROVIDED

TYPICAL STREET SECTION
MFS

23-PP-2004
REV: 12/29/2004

C.O.S. ID# 241 PA 2004

JOHN J. ERIE II, R.L.S. NO. 18526
DATE: 12/29/2004
SCALE: N/A
DRAWN: J.A.L.
CHECKED: J.A.L.
INCHES: 1/4"

1 OF 2



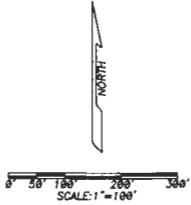
RIO VERDE ESTATES **PRELIMINARY PLAT**

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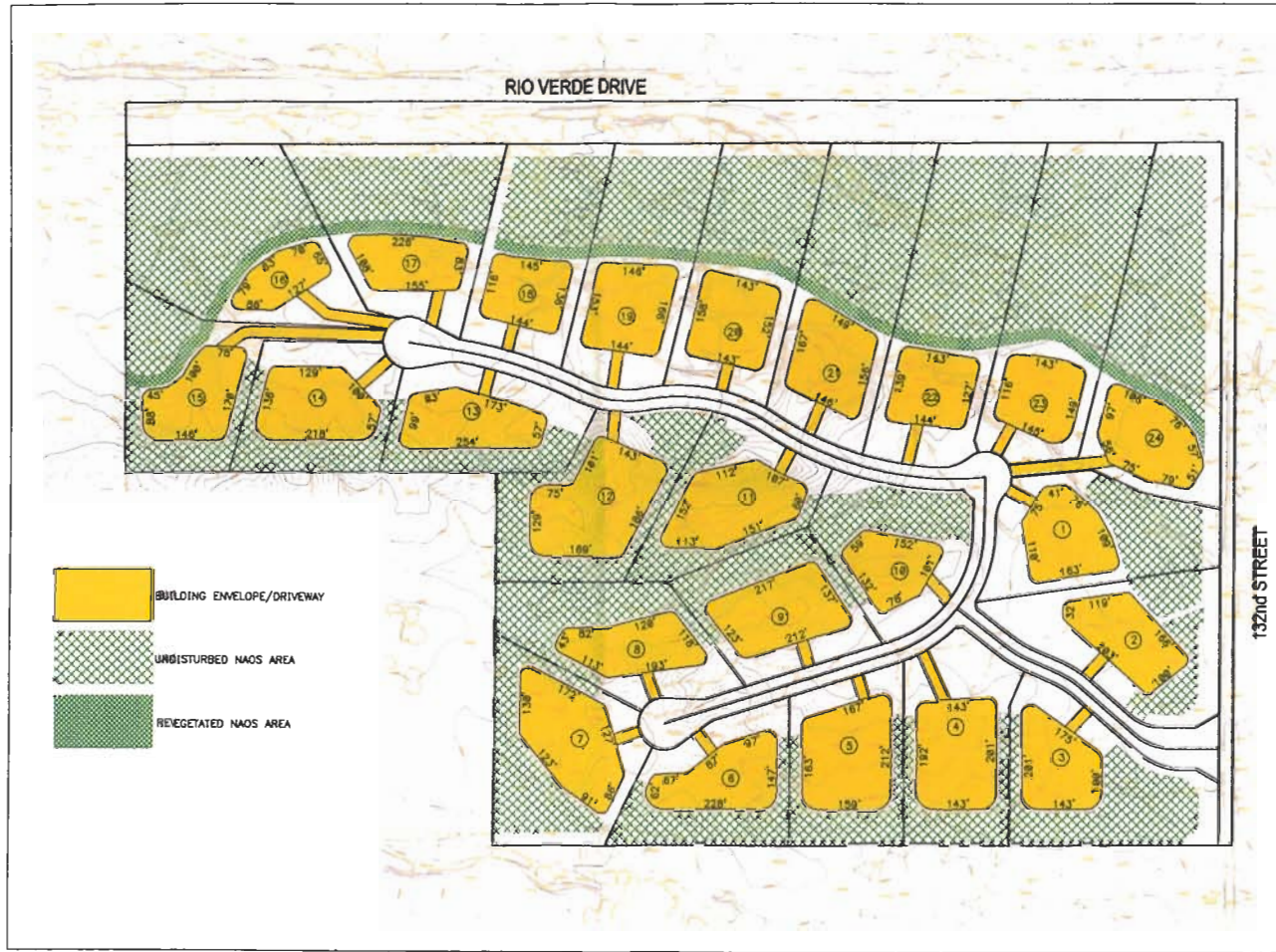


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 PRELIMINARY
 PLAT

2 OF 2



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1	70,058	21,417
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3	78,953	20,893
4	87,417	27,476
5	60,837	29,252
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7	79,786	30,244
8	67,859	20,869
9	80,228	28,554
10	60,398	16,718
11	66,135	27,825
12	79,848	35,084
13	60,812	22,616
14	60,848	24,318
15	70,895	21,830
16	189,504	12,832
17	89,565	17,872
18	71,374	17,308
19	82,333	22,689
20	85,090	21,869
21	99,882	22,815
22	189,788	18,758
23	187,935	19,286
24	121,990	23,237



RIO VERDE ESTATES CONSTRUCTION ENVELOPE EXHIBIT



ERIE & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
STATE OF MICHIGAN
LICENSE NO. 20



DATE: 11/23/04
SCALE: 1"=100'
DRAWN: JKL
DESIGN: JKL
CHECKED: LUE
SHEET NO.